



# Eviction Moratorium (COVID-19)



# Public Health Orders & Executive Orders

- **March 16, 2020:** Governor's EO N-28-20 authorizes local governments to halt evictions
- **March 20, 2020:** Statewide "shelter in place" order
- **March 27, 2020:** Governor's EO N-37-20 orders a statewide ban of enforcement of evictions and requiring tenants to notify landlords and keep support documentation
- **March 28, 2020:** San Diego County Public Health Order prohibiting gatherings of 10 or more, stay at home, closure of businesses

# PUBLIC HEALTH & SAFETY



# Eviction Protection

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## Includes persons/businesses that:

To include, but not limited to:

### **FINANCIAL IMPACT:**

- Sick with COVID-19 or caring for member who is sick with COVID-19
- Lay-off, loss of hours, or income reduction
- Government order to stay home/quarantine
- Out of pocket medical expenses
- Child care due to school closures

### **RENTS/LEASES**

- Apartment
- Condominium
- Single Family House
- Duplex
- Affordable Housing
- Single Room/Studio
- Mobilehome/Space
- Commercial Space



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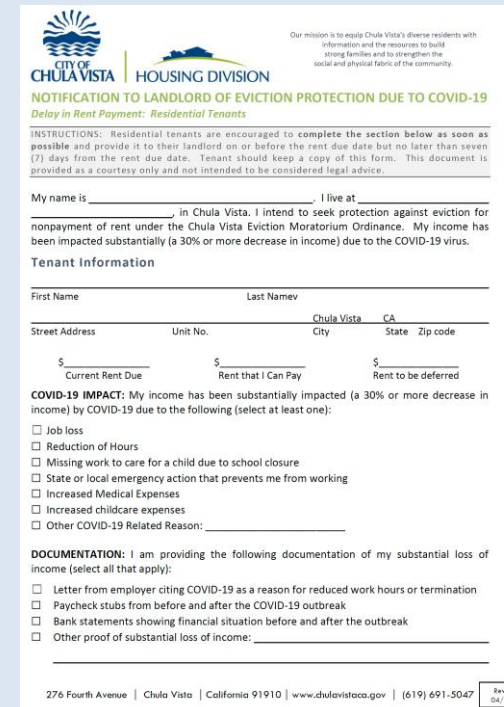
### **Examples of documentation:**

- Letter from employer citing COVID-19 as a reason for reduced work hours or termination
- Paycheck stubs from before and after the COVID-19 outbreak
- Bank statements showing financial situation before and after the outbreak
- Other proof of substantial loss of income

# Tenant's Responsibilities

## Require Tenants to:

- Notify landlord that tenant's income has been reduced substantially (30% or more reduction) due to COVID-19
  - When rent due or within 7 days
- Provide documentation of impact
  - 7 days after notification
- Be responsible
  - Pay what you can
  - Make arrangements for all unpaid past due rent
  - Pay unpaid rent no later than 6 months after end of moratorium



Our mission is to equip Chula Vista's diverse residents with information and the resources to build strong families and to strengthen the social and physical fabric of the community.

**CITY OF CHULA VISTA | HOUSING DIVISION**

**NOTIFICATION TO LANDLORD OF EVICTION PROTECTION DUE TO COVID-19**  
*Delay in Rent Payment: Residential Tenants*

INSTRUCTIONS: Residential tenants are encouraged to complete the section below as soon as possible and provide it to their landlord on or before the rent due date but no later than seven (7) days from the rent due date. Tenant should keep a copy of this form. This document is provided as a courtesy only and not intended to be considered legal advice.

My name is \_\_\_\_\_, I live at \_\_\_\_\_, in Chula Vista. I intend to seek protection against eviction for nonpayment of rent under the Chula Vista Eviction Moratorium Ordinance. My income has been impacted substantially (a 30% or more decrease in income) due to the COVID-19 virus.

**Tenant Information**

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Street Address \_\_\_\_\_ Unit No. \_\_\_\_\_ City Chula Vista State CA Zip code \_\_\_\_\_

\$ \_\_\_\_\_ Current Rent Due      \$ \_\_\_\_\_ Rent that I Can Pay      \$ \_\_\_\_\_ Rent to be deferred

**COVID-19 IMPACT:** My income has been substantially impacted (a 30% or more decrease in income) by COVID-19 due to the following (select at least one):

☐ Job loss  
☐ Reduction of Hours  
☐ Missing work to care for a child due to school closure  
☐ State or local emergency action that prevents me from working  
☐ Increased Medical Expenses  
☐ Increased childcare expenses  
☐ Other COVID-19 Related Reason: \_\_\_\_\_

**DOCUMENTATION:** I am providing the following documentation of my substantial loss of income (select all that apply):

☐ Letter from employer citing COVID-19 as a reason for reduced work hours or termination  
☐ Paycheck stubs from before and after the COVID-19 outbreak  
☐ Bank statements showing financial situation before and after the outbreak  
☐ Other proof of substantial loss of income: \_\_\_\_\_

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# Landlords

## CANNOT

- Evict tenants claiming eviction protection
- Charge late fees or penalties because of delay in payment due to COVID-19

## CAN

- Request rent payments due
- Work/negotiate with tenants on a payment plan
- Request payment after eviction moratorium
  - Evict for non-payment
- Evict tenants on other just causes
  - Violation of lease
  - Damage of property

- JPMorgan Chase, Wells Fargo, Citigroup, U.S. Bancorp, & 200 state chartered banks & credit unions will waive mortgage payments for California residents for a limited time. 60-day moratorium on foreclosures in place.
- “Payback Protection Program:” Administered by U.S. Small Business Administration to offer loans to businesses with less than 500 employees
- Fannie Mae and Freddie Mac provides forbearance of up to 90 days for their multifamily property owners and owners of single-family investment properties.
  - Provided renters unable to pay rent are not evicted during forbearance
  - Requires owners to document the hardship faced by borrowers and tenants.
- Staff to bring forward Tenant Based Rental Assistance Program for residential tenants



# More Information on Website or Contact Us

## Call

[Development Services Department](#)

Housing & Neighborhood Services

(619) 691-5047

## E-Mail City Staff

Leilani Hines, Housing Manager

[lhines@chulavistaca.gov](mailto:lhines@chulavistaca.gov)

## Visit our Website

<http://www.chulavistaca.gov/housing>

- Eviction Moratorium Ordinance & Regulations
- Sample Required Notice to Landlords / Fact Sheet
- Sample Agreements for Payment of Rent



